

**VETERANS AFFAIRS MEDICAL CENTER
MASTER PLAN MODIFICATION AND PHASE 1 PARKING GARAGE DESIGN
REVISIONS**

50 Irving Street, NW
Washington, DC

Finding of No Significant Impact

FEB 23 2011

Pursuant to Section 102(2)(C) of the National Environmental Policy Act, the Council on Environmental Quality Regulations (40 CFR, Parts 1500-1508), and the National Capital Planning Commission's Environmental and Historic Preservation Policies and Procedures, I have evaluated the master plan modification and parking garage design revisions at the Veterans Affairs Medical Center, located at 50 Irving Street, NW in Washington, DC, as shown on NCPC Map File No.12.20(05.14)43266; the master plan environmental assessment (EA) prepared by the Department of Veterans Affairs; and the Department of Veterans Affairs January 28, 2011 Finding of No Significant Impact, and I have determined that the Veterans Affairs Medical Center Master Plan modification and parking garage design revisions, as proposed, will not have a significant impact on the human environment. This action modifies NCPC's previous finding of no significant impact of April 24, 2010.

Proposed Action

The 2010 VA Medical Center Master Plan is intended to guide campus development over the next 20 years as the Department of Veterans Affairs seeks to modernize its 922,000-square-foot facility with the goals of improving medical care for veterans located in the national capital region and becoming the flagship Veterans Affairs Medical Center. Individual building projects proposed in the master plan will be the subject of further analysis under the National Environmental Policy Act (NEPA) as each project is funded and designed.

The 2010 VA Medical Center Master Plan is being modified to address the reconfiguration of a parking garage proposed in the Master Plan. The building footprint of the parking garage was modified in shape and layout, with the longer facade facing Irving Street, NW. The modified parking garage also necessitated a change in the design of the Wellness Center/Canteen, a future building located east of the parking garage.

Phase 1 of the revised parking garage design consists of 357 visitor spaces on three levels and will replace a visitors parking lot on the northwestern portion of the campus. Two additional phases of the parking garage will be submitted in the future to increase visitor parking at the garage to 1,016 spaces, with a total of six levels above grade and two below grade. A landscaped entrance plaza is also proposed east of the proposed parking garage.

Standard for evaluation

Under NEPA, the Council on Environmental Quality (CEQ) regulations, and NCPC Environmental and Historic Preservation Policies and Procedures, an EA is sufficient and an Environmental Impact Statement need not be prepared if the EA supports the finding that the federal action will not significantly affect the human environment. The EA for this project was prepared in accordance with these standards.

Potential Impacts

The master plan EA determined that the proposed master plan would not have a significant impact on stormwater, transportation, urban design, green space, or views. NCPC issued a FONSI dated April 24, 2010 for the master plan that included an analysis of the proposed parking garage. The VA analyzed a number of factors as part of the proposed master plan modification and the parking garage design revisions and included in its analysis views from the Fisher House, views from the Armed Forces Retirement Home, urban design impacts, and green space impacts. Since the parking garage height will not change, the campus employee parking ratio will remain at one space per four employees, and the building layout revision in the modified master plan is minor, there are no significant impacts associated with the master plan modification or parking garage design revisions.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), the VA submitted the modified master plan update and parking garage to the District of Columbia State Historic Preservation Officer (DC SHPO) for review. The VA determined and the DC SHPO concurred that the modified master plan update and parking garage design revisions will have no adverse effects to known historic properties provided that the top level of the parking garage is screened from view when all phases of the garage are completed. NCPC concurs with this determination.



Marcel C. Acosta
Executive Director